



Right-of-Way Industry Forum

PI 0013918
PI 0014203

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Manager

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I-285/I-20 West Interchange Program
Manager

July 23, 2021



Disclaimer

At this meeting the Department will provide information about the projects' delivery goals, anticipated scopes, anticipated procurement process, and potential risks. Participants will be encouraged to ask questions during this meeting; however, **any information provided by the Department shall be considered as informational only and is subject to change.**

We Will Cover

- I-75 Commercial Vehicle Lanes Overview- PI# 0014203
- I-285/I-20 West Interchange Overview- PI# 0013918
- Disadvantaged Business Enterprise (DBE) Program
- Right-of-Way (ROW) Services for the Office of Innovative Delivery (OID)
- Q&A Open Discussion

A photograph of two individuals, one standing and one in a wheelchair, examining a large-scale map of I-75 commercial vehicle lanes. The map is spread out on a table and shows various road segments with labels and lane markings. The person in the wheelchair is pointing at a specific area on the map. The background is a teal-colored overlay with a white diagonal line.

I-75 Commercial Vehicle Lanes Overview

Project Overview

- First of its kind in the U.S.
- Northbound only, toll-free, barrier-separated
- Mandatory for commercial vehicles; cars prohibited
- Limits
 - CVL begins on I-75 and I-475 approaching northbound merge
 - CVL merges back into I-75 northbound near Bethlehem Road
 - Auxiliary lanes continue north to SR 155 and SR 20
- 41 centerline miles; 4 crossroad miles
- Accommodates future direct access ramps to a potential Bethlehem Road Interchange
- Facilitates future use of connected and autonomous vehicle (CAV) technology



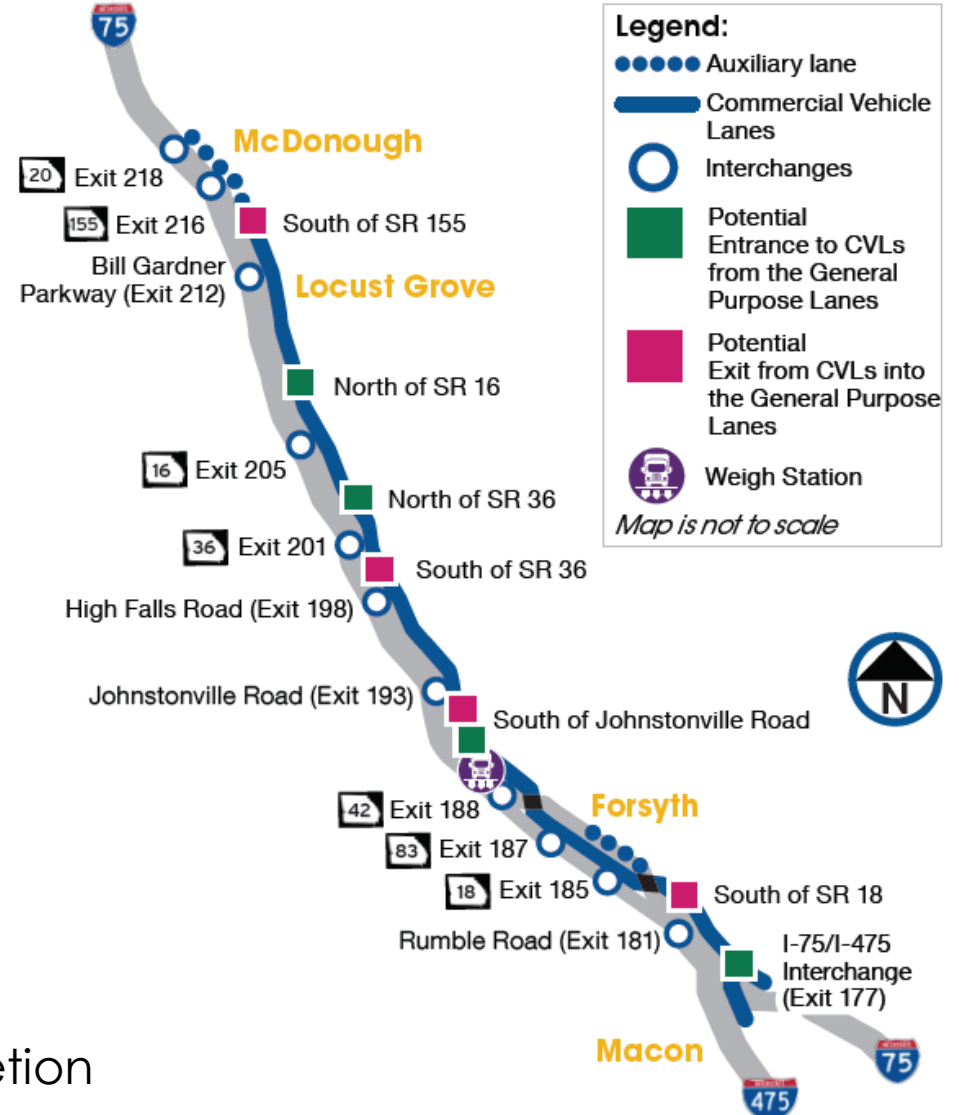
2024

Construction starts



2027

Substantial Completion



Project Timeline

WE ARE HERE



2018:
Environmental
process
began



2020 Q4:
Public
Information
Open Houses
(PIOHs)



2021 Q2:
Procurement
starts/
advertise NOIA

Industry Forum



2021 Q3:
Issue RFQ



2022 Q1:
Draft RFP
Public Hearing
Open Houses
(PHOHs)

Q3:
Environmental
document decision

Q4:
Issue Final RFP



2024:
Construction
starts



2027:
Substantial
Completion

- Quarters are presented as Calendar Year Quarters
- Schedule is subject to change

Current Procurement Schedule

RESTRICTION ON COMMUNICATIONS

Activity	Date
✓ GDOT Issue Notice of Intent (NOIA) to advertise RFQ	April 27, 2021
✓ Industry Forum	June 1, 2021
✓ One-on-One Meetings	June 1-3, 2021
GDOT Issues RFQ	August 2021
Proposers Statement of Qualifications (SOQ) Due	Q4 2021
GDOT Selection of Shortlist of Finalists	Q1 2022
GDOT Issue Draft Request for Proposals (RFP) #1	Q1 2022
Anticipated NEPA Decision	Q3 2022
GDOT Issues Final RFP	Q4 2022
Proposals Due from Short-Listed Proposers	Q1 2023
GDOT Selection of Best Value Proposer/Developer	Q1 2023
Commercial Close	Q2 2023
Financial Close; GDOT Issues Notice to Proceed	Q3 2023

A photograph of two individuals, one standing and one in a wheelchair, examining a large-scale map of a highway interchange. The map is spread out on a table and shows complex road layouts with various labels and color-coded sections. The person in the wheelchair is pointing at a specific area on the map. The entire image is overlaid with a semi-transparent teal filter. A white diagonal graphic element is present on the right side of the image.

I-285/I-20 West Interchange Overview

Project Overview

- Goal is to improve traffic flow within the interchange and along I-20
- Improve geometric design, vertical grades and operation of the I-285/I-20 West Interchange
- Construct westbound collector-distributor system from I-285/I-20 Interchange to Fulton Industrial Boulevard
- Adding auxiliary lanes and modifying/replacing bridge structures and ramps



Construction Start
2023



Substantial Completion
2026/2027

Project Timeline

WE ARE HERE



2019:
Environmental
process
began



2020 Q3:
Public
Information
Open Houses
(PIOHs)



2021 Q1:
Procurement
starts/
advertise
NOIA



2021 Q2:
Industry
Forum



2021 Q3:
Issue RFQ
Q4:
Draft RFP 1
Public Hearing
Open Houses
(PHOHs)



2022 Q1:
Environmental
document
decision

Q3:
Issue Final RFP



2023:
Construction
starts



2026/2027:
Substantial
Completion

Current Procurement Schedule

RESTRICTION ON COMMUNICATIONS

Activity	Date
✓ GDOT Issue Notice of Intent (NOIA) to advertise RFQ	March 23, 2021
✓ Industry Forum	May 3, 2021
✓ One-on-One Meetings	May 3-5, 2021
GDOT Issues RFQ	July 30, 2021
Proposers Statement of Qualifications (SOQ) Due	October 2021
GDOT Selection of Shortlist of Finalists	December 2021
GDOT Issue Draft Request for Proposals (RFP) #1	Q4 2021
Anticipated NEPA Decision	Q1 2022
GDOT Issues Final RFP	Q3 2022
Proposals Due from Short-Listed Proposers	Q4 2022
GDOT Selection of Best Value Proposer/Developer	Q1 2023
Commercial Close	Q2 2023
Financial Close; GDOT Issues Notice to Proceed	Q2 2023

A photograph of two people examining a large map mounted on a wall. One person, wearing a dark jacket, stands with their back to the camera. The other person, wearing a light-colored shirt, is seated in a wheelchair and points at a section of the map. The map shows a complex network of roads and highways, with a prominent '400' shield visible. The image is overlaid with a teal gradient and a white geometric shape on the right side.

Disadvantaged Business Enterprises (DBE)

DBE Goals and Mentoring Program

- The Right-of-Way Service Providers selected for these MMIP projects are required to participate in GDOT's DBE Program.
 - GDOT's overall DBE Goal is 16%
 - GDOT, if requested, will assist in identifying Ready, Willing & Able DBEs
- GEC Mentoring Program
 - RFQ may require Mentoring Program Implementation Plan

Contact Information:

DBEMMIP@dot.ga.gov

404-946-5764

<http://www.dot.ga.gov/PS/Innovative/P3>

A photograph of two people, a man and a woman, looking at a large map spread out on a table. The man is standing and pointing at the map, while the woman is sitting in a wheelchair, also looking at the map. The map shows a complex road network with various labels and a '400' highway shield. The image has a teal overlay and a white diagonal graphic element on the right side.

Right-of-Way Services for the Office of Innovative Delivery

Right-of-Way Service Provider Pre-Let Roles & Responsibilities

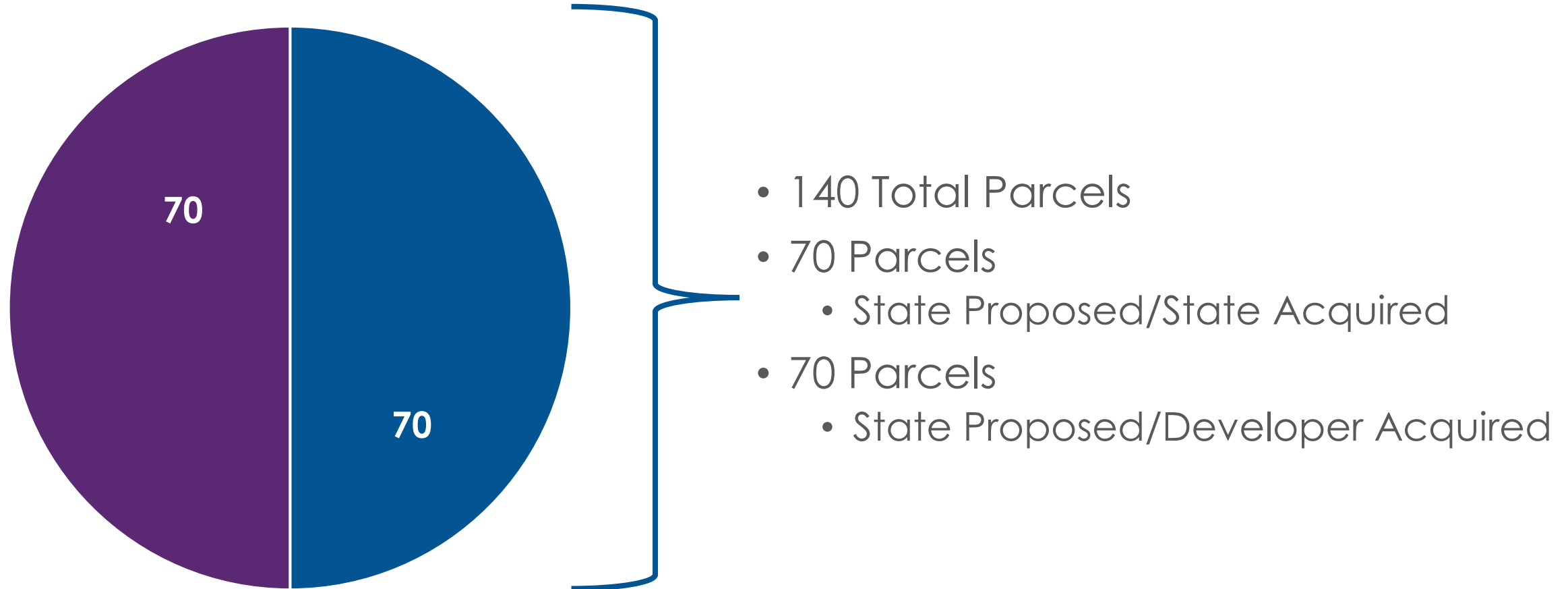


MMIP ROW Keys to Success



Right-of-Way Acquisition

PI# 0013918: I-285/I-20 West Interchange



- State Proposed/State Acquired Parcels
- State Proposed/Developer Acquired Parcels

I-285/I-20 West Interchange RFP Overview

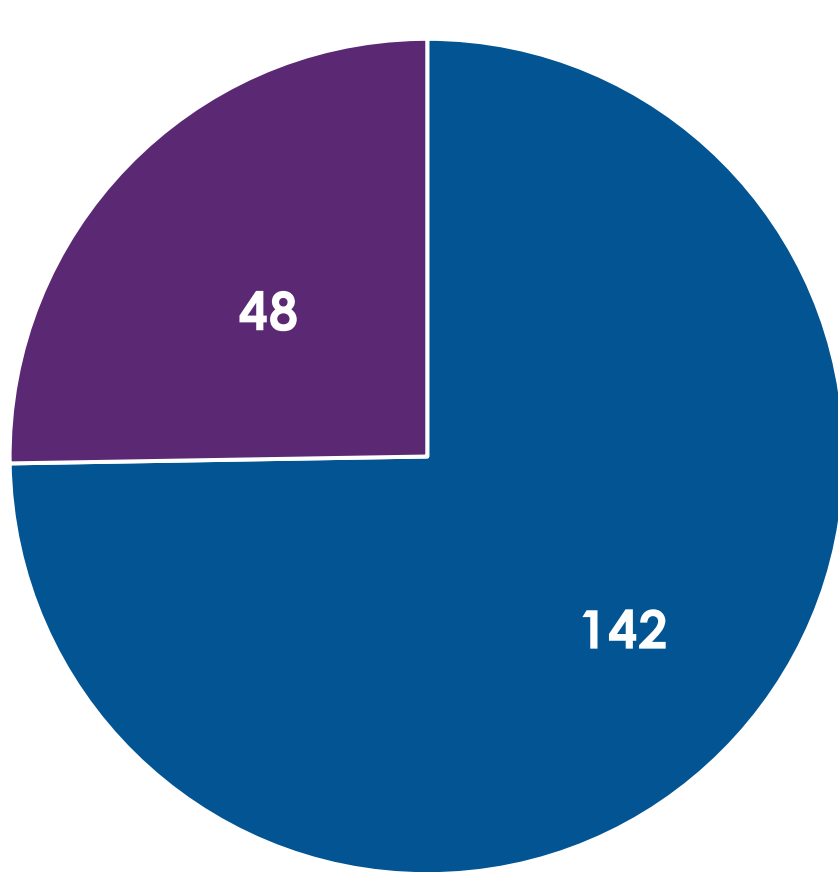
- Approximately 70 parcels to be included in RFP
 - Residential, Industrial, and Commercial impacts
 - 23 Pre-NEPA Early Acquisitions
 - 47 Post-NEPA Acquisitions
 - 3 Possible displacements
 - Residential and Commercial
 - Potential Parcel Lists on following slide
- Anticipated 22-24 months duration
- GDOT will evaluate price and technical approach
- DBE goal
- Conflict of Interest (Refer to GDOT Design-Build Manual for more info)
- PIOH displays available on GDOT website: <https://0013918-gdot.hub.arcgis.com/>

Potential State Proposed State Acquired Parcel List

Parcels to be acquired OUTSIDE of historic district (Pre-NEPA approval):					Parcels to be acquired WITHIN historic district (After NEPA approval):								
Parcel Number	Type	Displacement?	Vacant?	Notes	Parcel Number	Type	Displacement?	Vacant?	Notes	Parcel Number	Type	Displacement?	Vacant?
1	Industrial	No	No		18	Government	No	No		47	Residential - Single Family	No	No
2	Industrial	No	No		19	Residential - Single Family	No	No		48	Residential - Single Family	No	No
3	Industrial	No	Yes		20	Residential - Single Family	No	No		55	Residential - Single Family	No	No
4	Residential - Multi-family	No	No		21	Residential - Single Family	No	No		56	Government	No	No
5	Residential - Single Family	No	Yes		22	Residential - Single Family	No	No		57	Residential - Single Family	No	Yes
6	Commercial	No	No		23	Residential - Single Family	No	No		69	Residential - Single Family	No	No
7	Industrial	No	No		24	Residential - Single Family	No	No		70	Residential - Single Family	No	No
15	Residential - Multi-family	No	No		25	Residential - Single Family	No	No		71	Residential - Single Family	No	No
16	Commercial	Yes	No	Phase II ESA	26	Residential - Single Family	No	No		72	Government	No	No
17	Commercial	No	Yes		27	Residential - Single Family	No	No		73	Residential - Single Family	No	No
59	Commercial	No	No		28	Residential - Single Family	No	No		74	Residential - Single Family	No	No
60	Residential - Multi-family	No	No		29	Residential - Single Family	No	No		75	Residential - Single Family	No	No
68	Government	No	No		30	Residential - Single Family	No	No		76	Government	No	No
97	Residential - Multi-family	No	No		31	Residential - Single Family	No	No		77	Residential - Single Family	No	Yes
98	Worship	No	No		32	Residential - Single Family	No	No		88	Worship	No	No
99	Day Care Center	No	No		33	Residential - Single Family	No	No		89	Government	No	No
100	Residential - Single Family	No	No		34	Residential - Single Family	No	No		90	Residential - Single Family	No	Yes
101	Residential - Single Family	No	No		35	Residential - Single Family	Yes	No	Relocation	91	Government	No	No
102	Residential - Single Family	No	No		36	Residential - Single Family	No	No		92	Residential - Multi-family	No	Yes
103	Residential - Single Family	No	No		42	Residential - Single Family	No	No		93	School	No	No
104	Residential - Single Family	No	No		43	Residential - Single Family	No	No		94	Residential - Single Family	No	No
105	Residential - Multi-family	No	No		44	Residential - Single Family	No	Yes		95	Residential - Single Family	No	No
106	Government	No	No		45	Residential - Single Family	No	No		96	Residential - Single Family	No	No
					46	Residential - Single Family	No	No					
TOTAL 23 PARCELS					TOTAL 47 PARCELS								

Right-of-Way Acquisition

PI# 0014203: I-75 Commercial Vehicle Lanes



- 190 Total Parcels
- 142 Parcels State Proposed/State Acquired
- 48 Parcels State Proposed/Developer Acquired

- State Proposed/State Acquired Parcels
- State Proposed/Developer Acquired Parcels

I-75 Commercial Vehicle Lanes RFP Overview

- Approximately 142 parcels to be included in RFP
 - Residential, Industrial, Agricultural, and Commercial impacts
 - Billboards, Cell, and TV Towers
 - 3-5 Possible displacements
 - Residential
 - Commercial
 - Hotel
 - Parcel List to be developed
- Anticipated 30-36 months duration Q4 2024
- GDOT will evaluate price and technical approach
- DBE goal
- Conflict of Interest (Refer to GDOT Design-Build Manual for more info)
- PIOH displays available on GDOT website:
<https://0014203-gdot.hub.arcgis.com/>

Team Requirements

Number	Valuation/Acquisition Services
10.3.1	Appraisal Report
10.3.3	Cost to Cure Report
10.3.4	Trade Fixture Report
10.3.5	Sign Report
10.3.9	Detailed Cost Estimator
10.4.1	ROW Project Manager
10.4.2	Pre-Acquisition
10.4.3	Acquisition Manager
10.4.4	Negotiation through Closing
10.4.5	Relocation (Negotiations)
10.1.2	Relocation (Benefits Package Preparation)

Note: The Department is not mandating a minimum or maximum number of individuals required for each role as that will be evaluated in the proposal. However, this requirement will be met by providing a single individual for each if that will be the proposed solution.

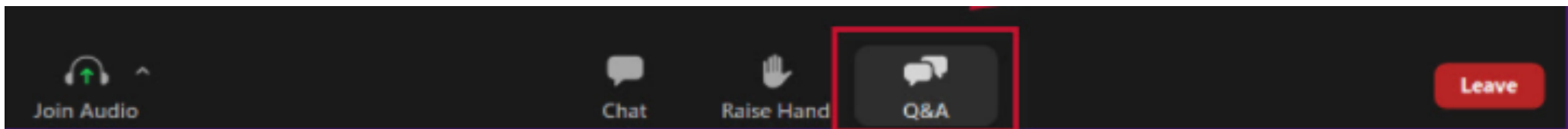
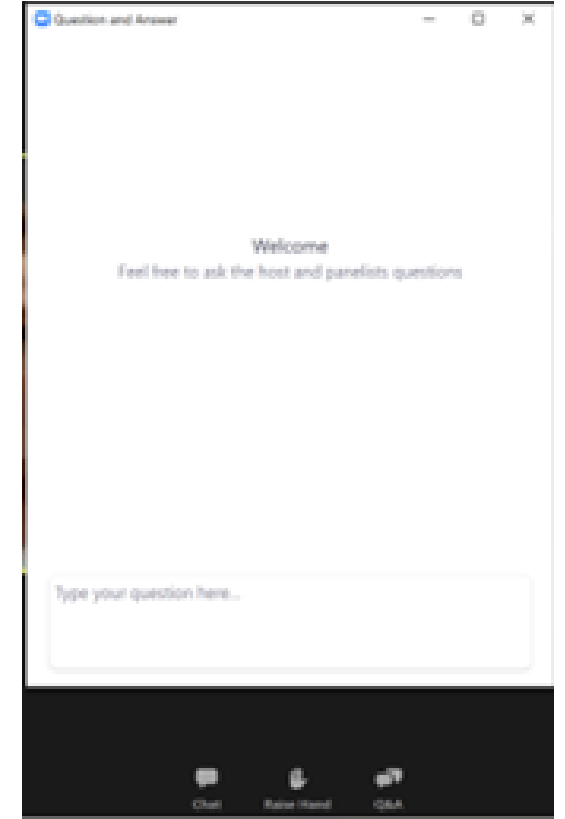
Anticipated ROW Service Provider Procurement Schedule

Each Project to be awarded as a separate contract

Georgia DOT issues Public Notice Advertisement (PNA)	07/09/2021
Industry Forum – Georgia DOT	07/23/2021 11 a.m. – 12 p.m.
Georgia DOT issue Request for Proposal (RFP)	08/09/2021
Proposals Due	09/09/2021
Anticipated Award of ROW Service Provider	November 2021

Question and Answer (Q&A) Session

- Bandwidth will impact your experience so be sure to have strong Wi-Fi or a reliable wired connection.
- Submit questions through the Q&A feature located at bottom of your screen.
- A member of our staff will read the questions for the project team to answer during this session.
- If you have joined us audio-only and/or experiencing challenges with the Q&A feature, email questions to **OIDGEC@dot.ga.gov**.



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For Viewing



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www.dot.ga.gov/MMIP